

REAL ESTATE NEWS.

Both houses of the realty market displayed considerable activity yesterday and in the last few days at private contract there are several of importance. The well-established movements in improved property and in dwelling houses are still features of the trading, and interesting sales of the most important form of real estate have been reported for some time past. The announcement of the sale of the old real estate exchange building on Liberty street to the New York Realty Bond, Exchange and Trust Company. This sale marks the passing of the Exchange and the formation of a new body now devoting in a great degree to the real estate board of brokers. The highest sale of the property was Richard V. Bennett, and the price paid was \$500,000.

An interesting sale in the auction room was that of the Tilden house at 14 Gramercy Park. The property was sold for its actual value. The property was realized was several thousand dollars higher than the sellers had hoped to get. William M. Ryan was the auctioneer, and the property brought \$150,000.

The American Loan and Title Register prints in its May issue interesting figures showing the increase in the building of houses in New York City from 1880 to 1888, in many of the larger cities. The figures for New York City are: 1880, 18,470; 1881, 15,230; 1882, 14,000; 1883, 13,000; 1884, 12,000; 1885, 11,000; 1886, 10,000; 1887, 9,000; 1888, 8,000.

In commenting on the increased activity in realty building which is shown by the reports from the building office, the Register says: "It is a noteworthy fact that the long-continued and well-heralded new movement in realty building has at last substantially begun, and that the month of April, 1888, may be regarded as the living line between a long period of stagnation and a new form of development and progress."

The Register reports the increase column shows a pleasing look of the decrease. At a number of points—Duluth, Texas cities and elsewhere—extensive building improvements are contemplated, but not yet of record.

Extensive increases shown in transfers, as reported by the Register, are in large measure due to great industrial enterprises, while at Milwaukee actual considerations are now recorded, instead of many "in other considerations," as was the case a year ago. From every direction the reports are of hopeful nature, and nowhere does there seem a tendency to become or force beyond normal substantial conditions.

Private sales. The New York Realty Bond, Exchange and Trust Company has bought the Real Estate Exchange building, 14 Gramercy Park, for \$500,000. Details will be found in another column.

1 Lewis st. w. n. 25x100; Chas. I. Weinstein and wife to Henry J. Weinstein. 185.000
2 10th St. w. n. 25x100; Oscar W. Alcott and wife to Oscar W. Alcott. 20.000
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Real Estate. Very Near—THE GREAT SALE AT THE FRANKLIN BUILDINGS. Saturday and Sunday, May 13th and 14th, will be red letter days for hundreds of flat dwellers and shrewd investors. With improved double lots at \$2 down and only 50c. a week, including free life insurance and bank interest, you cannot afford to miss these events of the season. Join us either day and learn for yourself the wonderful opportunity which will enable you to secure an investment far better than Wall Street or banking. Buy now and build now, or hold for the great summer rise. A few houses ready, or we will build for you on easiest terms. Everything the strongest and wealthiest real estate company in Manhattan can offer is at your command. Drop in and talk it over, or send for free tickets, circulars and detailed information.

Trains leave Jersey City at 10:25 A. M. Saturday Newark, Market St., 10:44 A. M. Leave Jersey City 11:45 A. M. Sunday, Newark, 11:30 A. M. Only 45 minutes out on the Pennsylvania R. R. Representatives at ticket offices with free tickets half hour before trains if detained, send us first installment of \$200 and we will select you good lots.

City Real Estate. Dwelling Houses To Let. Unfurnished. TO LET—Handy, bright and airy, rent \$60. BATH, HALL, CLOSET, W.C., Kitchen, New York City. 10th St. w. n. 25x100; Oscar W. Alcott and wife to Oscar W. Alcott. 20.000

FOR SALE, TWO LOTS, 138th St., near 3d Av. FINEST LOCATION ON NORTH SIDE. CALL OR ADDRESS C. B. LAWSON, OWNER, 108 5TH AV. Washington Heights—Above 125th st., West of 8th av. BUILDERS ATTENTION—240 West 143rd st., with two adjoining lots, for sale, entire plot, 75,000 feet, easy terms. 10th St. w. n. 25x100; Oscar W. Alcott and wife to Oscar W. Alcott. 20.000

BOROUGH OF BROOKLYN—Sale or Rent. HOMECREST. A residential section superior to all others. An unparalleled opportunity to purchase superb homes, located in a quiet, well-kept neighborhood. Modern improvements, sold on easy monthly payments. HARBOR ASHT. NEWARK BLDG. AND SAVINGS ASSOCIATION, 34 and 36 Wall st., New York City. 10th St. w. n. 25x100; Oscar W. Alcott and wife to Oscar W. Alcott. 20.000

Substantial Artistic Houses. 30 minutes from Park row by Flatbush av. car. 87,000. 10th St. w. n. 25x100; Oscar W. Alcott and wife to Oscar W. Alcott. 20.000

BARGAINS IN HOUSES! Six modern homes, all improvements, hand made and painted, in the best of the city. 10th St. w. n. 25x100; Oscar W. Alcott and wife to Oscar W. Alcott. 20.000

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